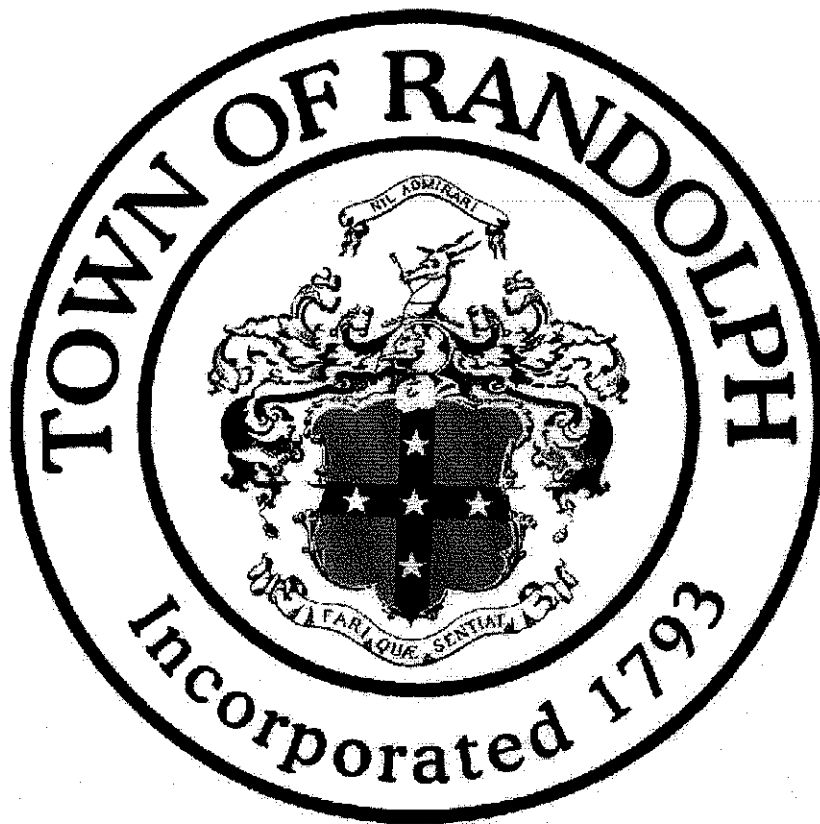


Town of Randolph _____

Report to the Town Council

FY 2015 Randolph Community Preservation Committee

May 6, 2014



**Town of Randolph
FY 2015 CPC Report to the Town Council**

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I. Overview of CPA

The Community Preservation Act (hereafter referred to as “CPA”), M.G.L. c. 44B, allows Massachusetts cities and towns to raise monies through a surcharge of up to 3% of the real estate tax levy on real property. In November 2004, Town Meeting voted a 2% annual real estate levy against real property. This was ratified at the Annual Town Election held on April 5, 2005. Town Meeting did accept two exemptions from this surcharge as permitted by law: an exemption of \$100,000 of the value of each taxable parcel of residential real property and an exemption for low income. Exemptions for low income applications are available in the Assessor’s Office.

These CPA funds are to be used for four core purposes: to acquire, create and preserve open space; to acquire, rehabilitate, restore and preserve historic resources; to create, preserve and support community housing; and to acquire, preserve and utilize land for recreational use. The Act also provides significant State matching funds.

A minimum of 10% of the annual revenues of the fund must be appropriated for each of the three core community concerns. The remaining 70% can be allocated for any combination of the allowed uses, or for land for recreational use.

Property taxes traditionally fund the day-to-day operating needs of safety, health, schools, roads, maintenance, and more. Until the CPA, there was no steady funding source for preserving and improving a community's infrastructure. The Community Preservation Act gives a community the funds needed to control its future

II. Summary of CPA in Randolph

Randolph's fiscal year 2015 CPA revenue of approximately \$600,000 is expected to be matched by the State in October 2014 at 20%.

Consistent with the terms of the CPA and with the Community Preservation Committee (hereafter referred to as "CPC") bylaw adopted at the November 2004 Town Meeting, the Randolph Community Preservation Committee was appointed in July 2005 to administer the CPA.

Randolph Community Preservation Committee (as of May 6, 2014)

Conservation Commission appointee.....	Brian Howard, Chairman
At-large community member.....	Vacancy
Town Council member.....	Arthur Goldstein
Housing Authority member.....	Ron Lum
Business community member.....	Gerald Good
Chamber of Commerce member.....	Carline Olivier-Guerrier
Planning Board member.....	Vacancy
Historical Commission member.....	Mary West
Open Space and Recreation Committee member.....	Raymond Carson

III. Activities of the Community Preservation Committee and Town Council

The Community Preservation Committee has met several times to discuss Randolph's CPA plan, accept proposals, study the proposals, seek additional information, deliberate, and make the recommendations included in this document. Furthermore, for several of the projects, the CPC solicited additional information, such as outside reports and evaluations of the proposed projects.

The CPA Statute and the DOR Guidelines dictate that Town Council may only appropriate funds for a project pursuant to a recommendation of the CPC. The Statute and DOR Guidelines make clear that Town Council cannot approve an appropriation for a project on its own initiative. Consequently, the Statute and Guidelines dictate that Town Council cannot alter the scope of a project recommended by the CPC, as doing so would result in approval of a project that is different from that recommended by the Committee

IV. Applications Accepted by the Committee

Table 1 Applications Accepted

<i>Applicant Name</i>	<i>Project Type</i>	<i>Project Cost</i>	<i>Purpose</i>
Historical Commission	Historic Homes & Cemeteries Survey	\$21,500	Historic Preservation
CPC/Town Manager	Town Planner Salary	\$25,500	CPA Administration
Corkin Trustees/Board of Health	Corkin Building-Enhancements	\$8,000	Historic Preservation
Veterans Council	Oakland Cemetery Grave Marker Restoration	\$6,500	Historic Preservation
Town Planner/ Director of Community Programming	Belcher Park- Ropes/Challenge Course	\$200,000	Recreation
Stetson Hall Trustees	Stetson Hall- Painting**	\$75,000	Historic Preservation
Town Planner	Stetson Hall & Town Hall- Historic Lighting	\$56,000	Historic Preservation

**Application was split into two separate requests in FY'14. The painting project was tabled until applicant provided additional information, which has been submitted and approved.

Table 2 2015 CPA Expenditures Approved by Category/Type

Historic	
Historic Homes & Cemeteries Survey	\$21,500
Corkin Building Enhancements	\$8,000
Oakland Cemetery Grave Marker Restoration	\$6,500
Stetson Hall Painting	\$75,000
Stetson Hall & Town Hall Historic Lighting	\$56,000
Open Space & Recreation	
General Reserve	
Town Planner Salary	\$25,500
Bond Payment	\$232,011
Belcher Park- Ropes/Challenge Course	\$200,000
Administrative	
FY2015 Administrative Costs	\$10,000
Initial Payment	
Bond Payment	\$267,989

A. Historic Homes and Cemeteries Survey (\$21,500- Historic)

The Historical Commission is looking to hire a consultant to document 69 high priority historic buildings and 3 cemeteries. The properties were selected because are well-preserved examples of a style or form and/or buildings that represent a less common or unusual building form, style or material. Some buildings are within a potential North Main Street Local Historic District, while still others were surveyed between 1977 and 1981 and are now recommended for further study for the National Register. Central Cemetery, St. Mary's and West (Oakland) Cemetery, have no documentation on file. This project is expected to receive matching funds from a Massachusetts Historical Commission grant.

Committee's Comments:

Whereas one of the Community Preservation Act's core purposes is to preserve history and this project continues the work of a previously approved historic survey and the project is expected to receive matching funding from the Massachusetts Historical Commission, the CPC feels this is a great use of CPA funding and a worthwhile project that will benefit the Town moving forward. We commend the Historic Commission for applying for the matching fund grant. The CPC feels it is important that we preserve our Town's rich history.

B. Town Planner (\$25,500 – General)

The Town Planner provides assistance to the CPC, Town Manager and Planning Board in support of the strategic goals of the Town Council through local and regional efforts. They manage the community and economic development efforts of the Town through a wide range of coordination and cooperation with departments, citizens, outside agencies, and other stakeholders. The Planner is responsible for supporting the activities of the Planning Board, the

Community Preservation Committee and the Economic Development and Strategic Planning Committees of the Town Council.

Committee's Comments:

Whereas the CPC has made a continued commitment to fund the position of the Town Planner as we feel that this position is both critical to this Committee and the Town. This year the Committee is funding part of this position and the Town will supplement the remainder of the salary. The position has been a tremendous success and has been invaluable to the Town Manager, the Town Council, the Planning Board and the Community Preservation Committee. This position will continue to have a positive impact on the future development of our Town.

C. Bond Payment

(\$500,000 – General & Initial Payment)

The CPC is currently obligated to pay off the following bonds: The land purchase of Powers Farm (\$800,000), the Rent Property (\$425,000) and the Daly Property (\$175,000). In addition, this amount includes the bond payment for the construction of Powers Farm Phase One (\$296,000) and Phase Two (\$2,031,485). We are also paying an additional \$232,011 to reduce the cost of Powers Farm Phase Two.

Committee's Comments:

Whereas the Committee must pay the obligated amount on any CPC related bonding, we have decided to reduce the borrowing amount on Powers Farm Phase Two by \$232,011 as the Town has not yet gone to borrow on the project. This will reduce the bonded amount and reduce our overall cost on the project. This year's bond payment will be \$500,000 with \$267,989 coming from the initial payment of funding received for FY '15 and the remaining \$232,011 coming from the general account.

D. Corkin Building Enhancements

(\$8,000- Historic)

The Corkin Trustees (Town Manager, Board of Health Members, Director of Public Health and a Corkin Family Member) and the Board of Health are requesting funding to re-point and waterproof the brickwork on the Corkin Building on North Main Street in Crawford Square. The Corkin Building was gifted to the Town for public health purposes back in the 1950's. A number of repairs were made to the building back in 2005. The Trustees have noticed recent signs of water intrusion to the interior of the building due to the need of spot exterior brick re-pointing and waterproofing. This work will enhance the structure of the building and add to the aesthetics of the exterior. Also in need of repair is a custom 8 x 2 window on the left side of the building as the elements are beginning to penetrate the double pane. Lastly, the Trustees would like to complete some minor painting/repairs to the window headers.

Committee's Comments:

Whereas the Corkin Building is a Town-owned building in historic Crawford Square and in need of minor repairs and enhancements and would keep in line with the other projects/renovations that have been approved/completed by the Town to restore the historic nature of the downtown area, the Committee feels this would be a good use of funds. The CPC feels it is important to preserve the brickwork and structure of this important building.

E. Oakland Cemetery Grave Marker Maintenance

(\$6,500- Historic)

The Randolph Veterans Council noticed that the grave markers at the Oakland Cemetery have fallen in disrepair and some have been vandalized. The Council is asking for \$6,500 to repair and replace the grave markers of veterans from the Civil War Era, to restore dignity to this area of the cemetery. The installation will be monitored by the Veterans Council and Veterans Agent and the work completed by Milton Monument Company. Some of the labor will be donated by the veterans so the amount is mostly for the markers.

Committee's Comments:

Whereas this project is in keeping with the core CPA value of historic preservation, the Committee supports this application to repair these grave markers, bringing honor to those who fought for our freedom and preserving a historical site for future generations to come. We support and commend the Veterans Council for their efforts to care for our deceased Veterans.

F. Belcher Park -Ropes/Challenge Course

(\$200,000- General)

The Town of Randolph was accepted by the State to participate in the "Our Common Backyards" grant program. The program encourages cities to build playgrounds or splash parks in their communities. The project will be to construct a recreational opportunity for teenagers and young adult residents in Randolph. The Town has to contribute \$50,000 of the \$200,000 needed for the project. The State, in turn, will reimburse the Town \$150,000. The construction must be completed within the calendar year. The Town Planner and Director of Community Programs have decided on a ropes/challenge course using 20,000 sq ft of the total acreage of Belcher Park, to contain low ropes, cargo nets, traverse lines (with and without tires and tension ropes), climbing structures and fitness pieces in a space that engages the older youth and adult population.

Committee's Comments:

Whereas part of the Community Preservation Act's core purposes is to promote recreation for the residents and to preserve open space; this project would utilize the existing natural surroundings and provide for additional plantings to support the health of the property and provide protection for an existing streambed; the project also creates activities for teenagers and young adults in the community while promoting a healthy/active lifestyle; the Committee wholeheartedly supports this application. The Committee also encourages applications that have additional and creative funding sources to offset the CPA funding. This project is a win/win for the Town and the residents.

G. Stetson Hall Improvements- Painting

(\$75,000-Historic)

This application was tabled from FY'14 until enough bids were obtained for the work to be completed. Parts of Stetson Hall are in desperate need of painting. The building holds many functions attended by residents and is located in downtown Crawford Square. The project has been reviewed by the DPW Superintendent and Building Commissioner. They have recommended painting the front of the building, and minor repairs and painting of the back portion by the elevator. No painting will be done until signed off by the Building Commissioner.

Committee's Comments:

Whereas the Committee is committed to preserving Stetson Hall and paid for \$2.4 million in renovations and improvements; the painting of a portion of the building is necessary at this time to maintain Stetson Hall and the visual appearance of Crawford Square; the Committee supports this project. The painting contract will be reviewed by the Building Commissioner prior to the work being done.

H. Stetson Hall & Town Hall- Historic Lighting

(\$56,000- Historic)

Crawford Square received historic/period style street lighting during the streetscape improvement project in 2012. This request would support funding that would extend those same fixtures to the parking lots at historic Stetson Hall and Town Hall to ensure the safety and security of the buildings and their visitors while enhancing the appearance of the Crawford Square area.

Committee's Comments:

Whereas this application would advance the Town's goal to restore the historic appearance of Crawford Square and continues the work of previously funded projects; the additional lighting would be completed by the Department of Public Works and the Town Planner; and the conduit for the lighting at Stetson Hall has been laid out as the parking lot is being reconstructed currently; the Committee supports this application.

I. Housing Authority Elevators

(\$175,000- Housing)

The Housing Authority needs to replace the two elevators at their Decelle Drive Location. The elevators are original to the building, built in 1975, and have outlived their expect lifespan. Previously replaced parts will be reused to help keep the costs down. The Housing Authority will be expending some of their own funds in the replacement.

Committee's Comments:

Whereas the Committee feels this is an important project benefiting Randolph residents and our affordable housing stock; this project does not fit the scope of the CPA legislation and does not qualify for funding at this time.

J. Powers Farm Equipment

(\$71,750-General)

The Town Planner would like to purchase (using State Contract Pricing) a 2014 CAT 257D Track Skid Steer w/brush cutter for \$55,250 and a 2014 Small/Compact Excavator Mower Attachment for \$16,500, to manage the vegetation at Powers Farm. The extension to use of the entire property for recreational purposes will necessitate increased management of vegetation along the pathways, the fields, the tree line, stone walls, etc.

Committee's Comments:

Whereas the Committee and the Town are committed the creation of open space and recreational opportunities at Powers Farm for residents to enjoy; and this equipment is necessary for the Town to maintain the property; However, this project does not fit the scope of the CPA legislation and does not qualify for funding at this time.

K. Amvets Post 51- Roof and Exterior Door Replacement

(\$65,000- Historic/General)

The Local Amvets Post 51 was purchased from the Town in 1959, and was previously the Town's first Alms House back in 1820. The house/post has succumbed to the weather throughout the years and is now subject to leaking. The application is for \$65,000 to replace the roof for the entire building and the exterior doors to make the building more weather tight.

Committee's Comments:

Whereas the Committee does have an interest in maintaining historical structures in Town, the Committee is not in agreement with the Applicant that the roof is old enough for total replacement and is in need of just maintenance; therefore the Committee does not support this application at this time. In addition, some members are concerned w/funding a project that has a restaurant/bar component.

L. Dog Park Disabled Parking

(\$30,000- Open Space & Rec)

The Randolph Dog Park has been very successful since it was created with CPA funding back in 2012. The Friends of the Randolph Dog Park are seeking to create a parking lot for disabled parking and access to the dog park. Several residents have asked for closer access to the dog park. The West Street parking lot is a significant walking distance for those that are disabled trying to enter the dog park. The funding will provide a paved roadway along with 8-10 parking spaces for disabled access off of Grove Street. Work would be completed by September 2014.

Committee's Comments:

Whereas the creation of access to open space, walking trails and a community gathering location, the CPC unanimously voted to support the application of the Friends of the Randolph Dog Park in 2012; The Dog Park has been very popular with residents and supports multiple recreation uses of land currently owned by the Town and provides scenic views that are not easily accessible for all residents; The CPC supports the Dog Park and would like to assist in creating an additional disabled parking area; The Dog Park has quickly become one of the most popular locations in Randolph; However, the CPC voted not to approve the application at this time so that the Grove Street neighborhood could be included in the review process; we encourage the Dog Park Committee to reapply.

V. Randolph CPC Financial Overview

See attached FY2015 recommendation spreadsheet.

VI. Acknowledgements

The Community Preservation Committee appreciates the extremely hard work this year's applicants devoted to their applications, answering CPC members' questions, and the support the Committee has received from every department in Town; specifically, the Finance Director, Treasurer/Collector's Office, Town Accountant, Assessor's Office, Town Clerk/Registrar's Office, Town Planner, Town Counsel and Town Manager.

VII. Forward looking statement

The Community Preservation Committee encourages any interested party to contact the Committee to inquire as to whether or not a particular project is eligible for CPA funding.

Historically, the CPC has received minimal funding requests for affordable housing. To that end, Committee spokespersons have initiated meetings with the Massachusetts Affordable Housing Alliance, Habitat for Humanity and connected with other CPA communities to evaluate options that could be initiated in Randolph. The Committee expects to propose projects for funding in the next cycle.

Long-range funding is being evaluated for eventual purchase of additional open space parcels and the Committee's forms and applications are being redeveloped, rules and regulations updated and a public presence via the Town website established.

FY 2015 Community Preservation Committee Recommendations

	Received	2015 Appropriations	Balance
001 CPA General Fund Account			
FY15 local receipts	600,000		
State Match	120,000		
Bond Payment FY'15 (\$381,523-\$141,000 Fy'14 approp.)	-267,989		
To Community Housing Account		45,201	
To Open Space/Rec. Account		45,201	
To Historic Preservation Account		45,201	
To General Reserve Account		306,408	
To Administrative Account		10,000	
Total Receipts for FY 2015	452,011		
002 Community Housing Account			
FY14 Balance	424,000		
Community Housing account 10% from CPA General Fund	45,201		
Total Account Balance	469,201		
Balance after 2015 appropriations			469,201
003 Open Space and Recreation Account			
FY14 Balance	100		
Open Space & Recreation account 10% from CPA General Fund	45,201		
Total Account Balance	45,301		
Balance after 2015 appropriations			45,301
004 Historic Preservation Account			
FY14 Balance	118,684		
Historic Preservation account 10% CPA General Fund	45,201		
Pullback from FY'14 Historic Homes Survey	21,500		
Total Account Balance	185,385		
To the Town Planner for Historic Lighting at Stetson Hall & Town Hall		-56,000	
To the Historic Commission for Buildings & Cemeteries Survey		-21,500	
To the Corkin Trustees for re-pointing & waterproofing of brick exterior		-8,000	
To the Stetson Trustees for painting of Stetson Hall		-75,000	
To the Veterans Council for Oakland Cemetery historic gravemarkers		-6,500	
Balance after 2015 appropriations			18,385
005 Administrative Account			
CPA Administrative account from CPA General Fund	10,000		
To CPA committee for expenses		-10,000	
Balance after 2015 appropriations			0
006 CPA General Reserve Account			
FY14 Balance	262,323		
General Reserve account from CPA General Fund	306,408		
FY 2014 State Match (Actual)	215,000		
Total Account Balance	783,731		
To Finance Director for Town Planner Salary		-25,500	
To Finance Director for additional Bond Payment amount		-232,011	
To the Town Planner for Belcher Park-Ropes/Challenge Course		-200,000	
Balance after 2015 appropriations			326,220
Total CPA All Accounts Balance			\$859,107